

4.6 acres/1.9 hectares

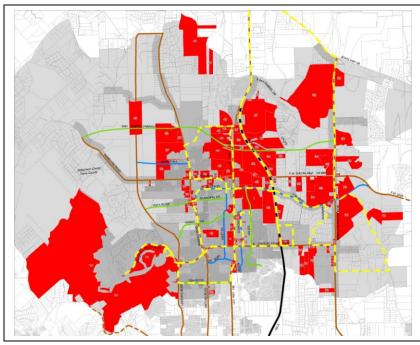
US 183 access .6 mile/.9 kilometers east

Utilities

Greenfield

Zoning - Light Industrial

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Property	Many MADOCO Avestin 2006 Street Children and 240 Co. W.Y.							
Total Acreage: 4.6 acres/1.9 he	Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. W, X							
Location								
City: Leander				County: Williamson				
Address/Directions: Rectangu roughly 330 feet/101 meters of				he 142-acres	(57.5 hec	tares) HEB-P	lus gro	cery anchored site with
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 2,200 feet/671 meters Distance to Interstate Highways: 12 miles/19.3 km				Type of Zoning: Light Industrial				
General Site Information								
Previous Use of Site: Greenfield			al Condition:	Excellent		Dimensions: 339 feet/103 meters x 591 feet/180 meters		
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.				
Adjoining Acreage Available: `	Can Si	te Be Divided:	No		Lot Size: Negotiable			
Improvements								
Road Distance to Rail: 3,100 feet/945 meters				Name of Railroad: Union Pacific, Southern Pacific and Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Not Applicable				
Fenced: No				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Office/Warehouse and/or Office/Retail				
Deed Restriction(s): No				Covenants: No				
				•				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700			Size of Neare 0.5 cm along F are: 65 psi/448	M 2243		Sewer - Size of Nearest Line: 10 & 12 inch/25.4 & 30.5 cm along FM 2243 and eas of property		
ectric Service: Pedernales ectric Cooperative (PEC)		830) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		4 inch/10.2 cm		Pressure: Intermediate Pressure located 250 feet/76.2 meters from the northeast corner at North Creek Drive		
T&T and/or SuddenLink (979) 5		: (512) 870-4430 and/or 95-2424		Facs: (512) 870-4475 (979) 595-2445		5 and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	512) 259-1709		Facs: (512) 746-5807		7 Email: clawsondisp@earthlink.net			
Sales Information								
Contact: Mr. Britt Pho	ne: (512) 40		Facs: Not A	Applicable	Email:	.=		Web Site: Not
	112) 626 607	6		-pa	britt@o	pryxproperties	s net	Applicable
Benton or (5 Sales Price: \$4.00 per square f	612) 636-607		1	Lease Price			<u> </u>	Applicable